

Contact:

Bill Kiendl X 12

Johnny Beal x 11



In the heart of the village ~ Richmond, Vermont

TOSCANO CAFÉ & BISTRO

REAL ESTATE AND

Business

Location: Richmond, VT

Seating: 58 Inside
12 Outside

Size: 2,400 +- sf

Sales History: \$800,000 +-

Price: \$75,000 for
equipment package

Property

Size: 2 levels – 4,800 sf with a
full basement

Age: 100 + yrs.

Use: Restaurant / Office

Utilities: Municipal

Price: \$425,000



Call for Details!

802-864-2000

186 College Street, Burlington, VT 05401

bk@vtcommercial.com

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www.vtcommercial.com

The information contained herein is believed accurate but is not warranted.

CONFIDENTIALITY

With respect to the owner and the nature of the business, it is requested that all information regarding the sale of Toscano Café and Bistro be kept confidential.

Any and all inquiries should be directed to John Beal or Bill Kiendl of V/T Commercial at (802) 864-2000.

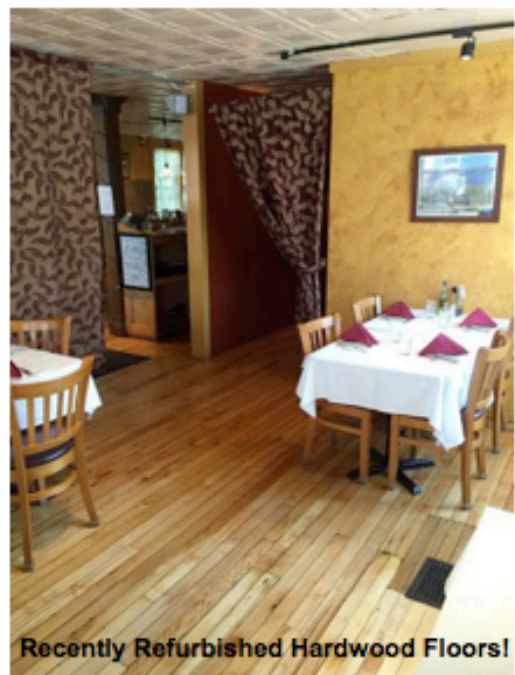
All information contained herein has been provided by representatives of the company and is believed accurate but is not warranted by V/T Commercial. All potential investors are encouraged to seek professional advice when reviewing this material.

It is recommended that all prospective purchasers use any financial projections as guidelines only, and that they formulate their own projections based upon their own methods of evaluation.

This offering is subject to errors, omissions, prior sale and change, or withdrawal without notice. Acceptance or rejection of any offer is at seller's sole discretion.

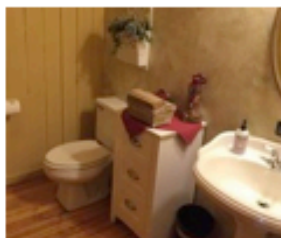


All furniture, décor, and wares included!



Recently Refurbished Hardwood Floors!

**Two
Baths**



KITCHEN DETAIL

1,044 Square Feet - Functional, clean, plenty of space

Storage - An additional 578 sq ft attached storage shed

Power - 200 Amp

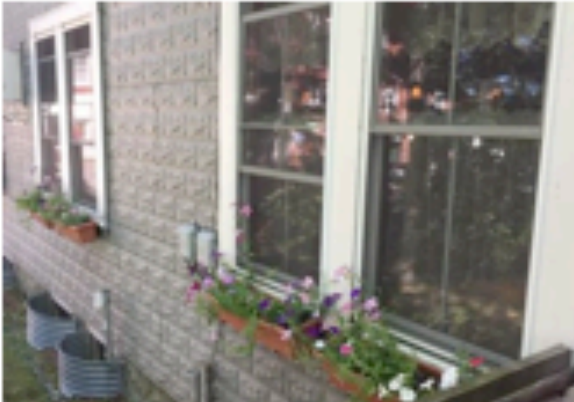
Hood - 12ft hood and ansul system

Full Walk-in Cooler - New floor



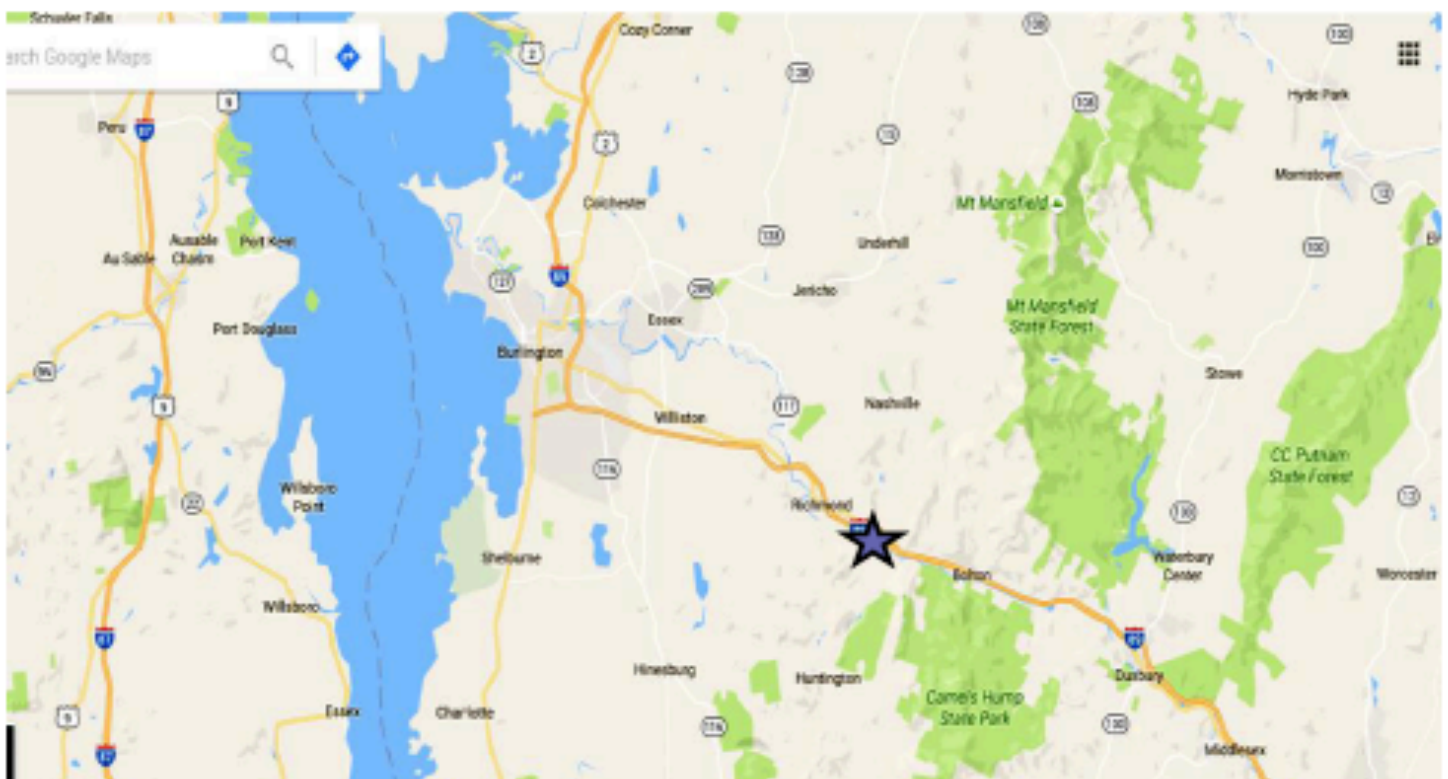
BUILDING DETAIL

Total Square Feet - 4,800
Built - 1910
Construction - Two Story, Wood Frame
Basement - Full unfinished
Access - Restaurant is ADA, upstairs
has two means of egress
Heat - 1st Floor: Gas fired hot air
2nd Floor: Gas fired direct vent Rinnai units
Septic - Municipal



ABOUT RICHMOND, VERMONT

Located in the western foothills of the Green Mountains on the eastern edge of the Lake Champlain valley, Richmond offers the feel and aesthetic of a quintessential Vermont town. The Winooski River bisects the town of 4,000 residents from east to west, as does Interstate 89, the New England Central Railway and U.S. Route 2. The Town, organized in 1794, is home of the Round Church, a 16-sided meetinghouse built in 1813 that is recognized as a National Historic Landmark. Conveniently and centrally located between Burlington, area ski resorts, and the state capital, Montpelier, Richmond is considered one of the best places to live and work in Chittenden County!





Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer

NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Printed Name of Agent Signing Below

[] Declined to sign

Printed Name of Consumer

Signature of Agent of the Brokerage Firm Date

Signature of Consumer

Date

[] Declined to sign